

## **PLANNING COMMITTEE**

**Monday, 27th January, 2020**

Present:-

Councillor Callan (Chair)

Councillors Barr Bingham Brady Catt Davenport T Gilby	Councillors Kelly Marriott Borrell G Falconer Mann
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The following site visits took place immediately before the meeting and were attended by the following Members:

**CHE/19/00731/FUL** - Re-Submission of CHE/19/00481/FUL - two storey extension to side of house (revised drawings received 30.12.2019 showing reduced ridge height and parking plan provided 14.01.2020) at 16 Rockingham Close, Chesterfield S40 1JE for Mr Eyre.

Councillors Barr, Bingham, Borrell, Brady, Callan, Catt, Davenport, Faulkner, Gilby, Kelly and Marriott.

**CHE/19/00532/REM** - Reserved matters application for appearance, landscaping, layout and scale of CHE/16/00171/OUT - residential development and creation of new site access (revised/additional information received 18/12/2019, 13/01/2020, 13/01/2020 and 15/01/2020) at the Former Boatyard Site, 955 Sheffield Road, Sheepbridge (near Unstone), Chesterfield, Derbyshire S41 9EJ for Galliford Try Partnerships.

Councillors Barr, Bingham, Borrell, Brady, Callan, Davenport, Faulkner, Gilby, Kelly, Marriott, Mann, P Niblock (ward member) and S Niblock (ward member).

\*Matters dealt with under the Delegation Scheme

Apologies for absence were received from Councillors Caulfield, Miles and Simmons.

**97     DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS  
RELATING TO ITEMS ON THE AGENDA**

Councillor Catt declared an interest in agenda item 4(1) (CHE/19/00731/FUL - Re-submission of CHE/19/00481/FUL - two storey extension to side of house (revised drawings received 30.12.2019 showing reduced ridge height and parking plan provided 14.01.2020) at 16 Rockingham Close, Chesterfield S40 1JE for Mr Eyre) as he had been involved with local residents regarding the application.

Councillor Mann did not attend the site visit of agenda item 4(2) (CHE/19/00532/REM - Reserved matters application for appearance, landscaping, layout and scale of CHE/16/00171/OUT - residential development and creation of new site access (revised/additional information received 18/12/2019, 13/01/2020, 13/01/2020 and 15/01/2020) at the Former Boatyard Site, 955 Sheffield Road, Sheepbridge (near Unstone), Chesterfield, Derbyshire S41 9EJ for Galliford Try Partnerships and did not take part in the debate or subsequent vote.

**98     MINUTES OF PLANNING COMMITTEE**

**RESOLVED -**

That the Minutes of the meeting of the Planning Committee held on 6 January, 2020 be signed by the Chair as a true record.

**99     APPLICATIONS FOR PLANNING PERMISSION - PLANS  
DETERMINED BY THE COMMITTEE**

\*The Committee considered the under-mentioned applications in light of reports by the Development Management and Conservation Manager and resolved as follows:-

Councillor Catt had declared an interest in the following item and left the meeting at this point.

CHE/19/00731/FUL - RE-SUBMISSION OF CHE/19/00481/FUL - TWO STOREY EXTENSION TO SIDE OF HOUSE (REVISED DRAWINGS

RECEIVED 30.12.2019 SHOWING REDUCED RIDGE HEIGHT AND PARKING PLAN PROVIDED 14.01.2020) AT 16 ROCKINGHAM CLOSE, CHESTERFIELD S40 1JE FOR MR EYRE

That the officer recommendation be upheld and the application be approved subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall only be carried out in full accordance with the approved plans (listed below) with the exception of any approved non material amendment.
  - Proposed first floor layout and proposed ground floor layout, Drawing number DSC.761.01 Revision A (dated November 2019, received 22.11.2019)
  - Proposed front elevation with lower roof pitch, sheet 1 (received 30.12.2019)
  - Proposed 'unseen' side elevation, sheet 2 (received 30.12.2019)
3. Prior to the occupation of the hereby approved development, the car parking spaces and vehicular hardstanding as shown on drawing 'Proposed Car Parking Spaces' (received 14.01.2020) shall be provided in accordance with the approved drawing and thereafter be retained permanently for domestic car parking in perpetuity.

Councillors Mann left the meeting at this point as he had not attended the site visits so was precluded from participating in the debate and making decisions on the applications to be determined by Committee.

Councillor Catt returned to the meeting.

CHE/19/00532/REM - RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF CHE/16/00171/OUT - RESIDENTIAL DEVELOPMENT AND CREATION OF NEW SITE ACCESS (REVISED/ADDITIONAL INFORMATION RECEIVED 18/12/2019, 13/01/2020, 13/01/2020 AND 15/01/2020) AT THE FORMER BOATYARD SITE, 955 SHEFFIELD ROAD, SHEEPBRIDGE (NR UNSTONE), CHESTERFIELD, DERBYSHIRE S41 9EJ FOR GALLIFORD TRY PARTNERSHIPS

In accordance with Minute No. 299 (2001/2002) Kevin Robinson and Chris York of MHA Architects (applicant's agent) attended the meeting to answer any questions.

That the officer recommendation be upheld and the application be approved subject to the following conditions:-

A. 1. All external dimensions and elevational treatments shall be as shown on the approved plans / documents (listed below) with the exception of any approved non material amendment.

Site Location Plan – DR-A-01-001 S2 P3  
Proposed Site Layout – DR-A-01010 S2 P12  
Proposed Hard and Soft Landscaping Plan – DR-A-01011 S2 P9  
Materials Treatment Plan – DR-A-01012 S2 P7  
Boundary Treatment Plan – DR-A-01013 S2 P9  
Parking Statistics Plan – DR-A-01014 S2 P7  
Tenure Identification Plan – DR-A-01015 S2 P3

House Type 2 – DR-A-00001 S2 P3  
House Type 3 – DR-A-00002 S2 P3  
House Type 3A – DR-A-00003 S2 P3  
House Type 4 – DR-A-00004 S2 P3  
House Type 2 Active Gable – DR-A-00005 S2 P3  
House Type 3 Active Gable – DR-A-00006 S2 P3  
House Type 4 Active Gable – DR-A-00007 S2 P5  
House Type 3 Active Gable Option Plot 1 – DR-A-00008 S2 P1

Boundary Treatment Details – DR-A-05001 S2 P3  
Detailed Landscape Proposals – C-1660-01 Rev D  
Adopted Road Lighting - HLS-752 D3

Reptile Survey prepared by Dr. Stefan Bodnar (May 2019)  
Environmental Noise Survey prepared by noise.co.uk (14 January 2020)  
Design and Access Statement Rev P1 prepared by MHA Architects  
Technical Note – Network Rail prepared by Rodgers Leask Ltd (15 March 2019)

2. Notwithstanding the details accompanying this reserved matters application, prior to commencement of development revised soft landscaping and tree protection measure (inc. details for any above ground construction or works within defined root protection areas) shall be

submitted to the Local Planning Authority for consideration and subsequent approval in writing. Only those details agreed shall be implemented on site.

3. If, within a period of five years from the date of the planting of any tree or plant, that tree or plant, or any tree or plant planted as a replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

4. Prior to the development proceeding beyond damp proof course level the final specification of the details of noise mitigation to the habitable rooms of plots 14 – 42 inclusive, shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation scheme shall be implemented as approved and validated in writing by the Local Planning Authority prior to the first occupation of each respective dwelling and shall be retained as such throughout the lifetime of the development.

B. That a CIL Liability notice be served for £227,364 as detailed in section 5.5 of the officer's report.

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**APPLICATIONS FOR PLANNING PERMISSION - PLANS  
DETERMINED BY THE DEVELOPMENT MANAGEMENT AND  
CONSERVATION MANAGER (P140D)**

\*The Development Management and Conservation Manager reported that pursuant to the authority delegated to him, he had determined the under-mentioned applications subject to the necessary conditions:-

(a) Approvals

CHE/19/00086/FUL	Two storey extensions to side and rear of house to create, larger bedrooms, shower room and garden room extension - revised plan received 27 November 2019 at 77 Brushfield Road Holme Hall Chesterfield Derbyshire S40 4XF for Mr K More
CHE/19/00121/ADV	Existing fascia sign over the existing shop front and new fascia sign to the eastern elevation over

	the proposed window opening at 33 Holywell Street Chesterfield S41 7SA for Pinewood Properties
CHE/19/00361/LBC	Listed Building Consent for replacement of various timber doors at Barrow Hill Primary School Station Road Barrow Hill S43 2PG for Barrow Hill Academy
CHE/19/00551/FUL	Demolition of the existing church hall, new extension to be built on the footprint of the previous church hall (bat survey received 11/12/2019) at St Johns Church St Johns Road Newbold S41 8QN for Reverend Griffiths
CHE/19/00588/ADV	New halo illuminated fascia sign above shop front and illuminated projecting sign at 34 Knifsmithgate Chesterfield Derbyshire S40 1RQ for Hidden Hearing
CHE/19/00611/FUL	Ground floor extension to kitchen side. New off street parking. (Revised drawings received 27/11/19) at 73 Coniston Road Newbold Derbyshire S41 8JE for Mr Dan Gerrard
CHE/19/00665/FUL	Two storey extension to rear at 43 Ulverston Road Newbold S41 8ED for Mr and Mrs Wilson
CHE/19/00671/FUL	Single storey extension to front of an existing detached dwelling. New cladding to first floor front elevation. Revised drawing received 17 12 2019 at 4 Upland Rise Walton Chesterfield S40 2DD for Ms Angela Owen
CHE/19/00675/FUL	Provision of artificial grass pitch; car park resurfacing and installation of 11 No flood lighting columns at Staveley Miners Welfare FC Inkersall Road Staveley Derbyshire S43 3WL for Mr Damms
CHE/19/00677/RET	Retention of single storey rear extension to No 102, and raised rear garden levels to No 100 and

	102 Highfield Lane at 100 - 102 Highfield Lane Newbold Chesterfield S41 8BA for Mr G Evans
CHE/19/00678/FUL	First floor side extension (amended block plan, location plan and parking provision received 18.12.2019) at 17 Berwick Close Walton Derbyshire S40 3NY for Mr Daniel Bayliss
CHE/19/00690/FUL	Detached concrete sectional garage. Revised drawing received 07-01-2020 at land to the rear 114 Station Road Brimington Derbyshire S43 1LU for Mr Andrew Bellas
CHE/19/00691/ADV	Illuminated and non-Illuminated signage to the exterior of the building at Sun Inn 13 West Bars Chesterfield S40 1AQ for Hawthorn Leisure Ltd
CHE/19/00699/FUL	Detached dwelling along with garden room and basement at 85 The Green Hasland Chesterfield S41 0LW for Mr S Whitehead
CHE/19/00714/FUL	Demolition of existing conservatory and erection of replacement rear extension at 8 Hucklow Avenue Inkersall Chesterfield S43 3EX for Musgrove
CHE/19/00715/RET	Retention of boundary fence (side of property along footpath/pavement 19m long by 1.92m high) at 1 Fuller Drive Tapton Chesterfield Derbyshire S41 0UG for Mr Jeffrey Fisher
CHE/19/00717/RET	Retrospective consent for the retention of front porch at 16 Chestnut Drive Hollingwood S43 2LZ for Mr Miller
CHE/19/00720/REM1	Variation of condition 2 (materials - to allow use of rubber roofing as metal will be noisy) and removal of condition 10 (ancillary accommodation only to allow use as holiday let) of CHE/17/00804/FUL - Conversion of existing goat shed/stables into holiday let using shared access drive at Poppy Barn 23 Bridle Road Woodthorpe S43 3BY for Mr

## Geoff Hall

CHE/19/00723/FUL	Single storey construction for utility/wc and conversion of existing garage to bedroom at 7 Ardsley Road Ashgate Chesterfield S40 4DG for Mr Mike Watkinson
CHE/19/00755/CA	T7 - Noble Fir- Remove. This tree is a constraint to development, and has short term potential only. G1 - A group of self set ash and sycamore - Prune back to boundary. G2 - A collection of conifers forming a low level landscape feature - Remove to allow room for development. To be replaced with native shrubs during landscaping at 97 High Street Old Whittington S41 9LB for Mrs Susan Smith
CHE/20/00002/TPO	T40 and T42 poplars - All round crown reduction by 40% to create high pollard at 178 Broomhill Road Old Whittington ChesterfieldS41 9EB for JM Ground Care Ltd
CHE/20/00009/TPO	T1 Horse Chestnut. Declining tree with basal defects and vertical decay pockets on main stem. Significant fungal presence (Polyporus squamosus) at base and on stem suggest decline has been ongoing for some time. Proposed works to include major crown reduction to stabilise and retention as standing as habitat provision at Trevilla 73 Hady Hill Hady Chesterfield S41 0EE for Mr Gary McCarthy

## (b) Refusal

CHE/19/00120/FUL	Increase the window size to the shop front and form a new window opening to the eastern elevation - revised plan received 05.09.2019 at 33 Holywell Street Chesterfield Derbyshire S41 7SA for Pinewood Properties
CHE/19/00475/FUL	Replacement of flat roof with new pitched roof and erection of detached annexe building at 29



Handby Street Hasland S41 0AT for Mr Peter  
Hopkinson

CHE/19/00722/DOC Discharge of planning conditions 3 (foul and surface water drainage), 5 (storage space on site), 7 (tree root protection) and 9 (Materials) of CHE/17/00804/FUL - Conversion of existing goat shed/stables into holiday let using shared access of 23 Bridle Road, Woodthorpe at Poppy Barn 23 Bridle Road Woodthorpe S43 3BY for Mr Geoff Hall

(c) Discharge of Planning Condition

CHE/19/00758/DOC Discharge of condition 8 (retention of existing shop front) of CHE/15/00676/FUL - Change of use and internal refurbishment of former department store to hotel (C1), independent ground floor units (A1/A3/A4) and basement gym (D2) including new external courtyard and alterations to servicing, demolition of bridge, fire escape stair tower and single storey link block and erection of a single storey rear extension at former Department Store Knivesmithgate Chesterfield for Jomast Developments

(d) Prior notification demolition approve

CHE/19/00698/DEM Demolition of former Chesterfield Hotel at Chesterfield Hotel Malkin Street Chesterfield Derbyshire S41 7UA for Prestige Hotels (Midland) Ltd

(e) Prior notification approval not required

CHE/19/00742/TPD Single storey rear extension at 32 Rhodesia Road Chesterfield Derbyshire S40 3AL for Mr Daniel O'Donnell

\*The Development Management and Conservation Manager reported that pursuant to the powers delegated to him he had determined the under-mentioned applications in respect of:-

(a) The felling and pruning of trees:-

CHE/19/00751/TPO	Consent is granted to the pruning of one Sycamore tree reference T4 on the Order map for Mr Hawksworth of 32 Hillside Drive, Walton.
CHE/19/00692/TPO	Consent is granted to the pruning of one Oak tree reference T2 on the Order map for Mr Drury of 39 Newbold Back Lane. The tree is located in the rear garden of 46 Bentham Road and overhangs the rear garden of 39 Newbold Back Lane.
CHE/20/00009/TPO	Consent is granted to the The felling of one Horsechestnut tree reference T1 on the Order map for Gary McCarthy on behalf of Chesterfield Borough Council. The tree has severe decay in the main stem and is located next to the entrance to a public park and access to a new development adjacent to Trevilla, 73 Hady Hill.  A condition is attached to plant an Oak tree in the public park as near as is reasonably possible to the original tree.
CHE/20/00002/TPO	Consent is granted to the pruning of two Poplar trees reference T40 and T42 on the Order map for JM Grounds Care Ltd on behalf of Broomhouse Nursing Home, Brommhill Road, Old Whittington.

(b) Notification of Intent to Affect Trees in a Conservation Area

CHE/19/00755/CA	Agreement to the felling and pruning
The felling of one Noble Fir and	of trees. The felling and pruning will

a small group of conifers and the pruning of a group of self-set Ash and Sycamore trees to facilitate the development on land adjacent to 97 High Street, Old Whittington for Mrs Smith of DLS Construction Ltd.

have no adverse effect on the amenity value of the area.

The trees are within the Old Whittington Conservation Area and the applicant wishes to fell the trees which are in the location of the approved detached garage and the pruning of trees along the boundary to allow the construction of the garage.

## **102     ENFORCEMENT REPORT (P410)**

The Local Government and Regulatory Law Manager and the Development Management and Conservation Manager submitted a joint report on the current position regarding enforcement action which had been authorised by the Council.

### **\*RESOLVED -**

That the report be noted.